113.0	0009	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	619,200 / 619,200
					USE VALUE:	619,200 / 619,200
					ASSESSED:	619,200 / 619,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
524		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOORE HOPE & THOMAS/LIFE ESTAT
Owner 2:	
Owner 3:	
Street 1:	524 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOORE HOPE/THOMAS -
Owner 2:	-
Street 1:	524 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1376 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4237.000	274,500		344,700	619,200
Total Card	0.097	274,500		344,700	619,200
Total Parcel	0.097	274,500		344,700	619,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.00 | /Parcel: 450.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72780

GIS Ref

GIS Ref

Insp Date 10/12/18

!8833!

PREVIOUS ASSESSMENT

Parcel ID 113.0-0009-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	274,500	0	4,237.	344,700	619,200		Year end	12/23/2021
2021	101	FV	266,900	0	4,237.	344,700	611,600		Year End Roll	12/10/2020
2020	101	FV	267,000	0	4,237.	344,700	611,700	611,700	Year End Roll	12/18/2019
2019	101	FV	218,800	0	4,237.	339,800	558,600	558,600	Year End Roll	1/3/2019
2018	101	FV	225,500	0	4,237.	261,000	486,500	486,500	Year End Roll	12/20/2017
2017	101	FV	225,500	0	4,237.	246,200	471,700	471,700	Year End Roll	1/3/2017
2016	101	FV	225,500	0	4,237.	226,500	452,000	452,000	Year End	1/4/2016
2015	101	FV	213,900	0	4,237.	211,700	425,600	425,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:00:29

LAST REV

Date	Time
11/30/18	10:54:12
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8833

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOORE HOPE/THOM	68225-568		10/18/2016	Convenience	1	No	No		
KASABIAN ARTHUR	48914-487		1/30/2007	Family	1	No	No		
	14736-483		9/1/1982		1	No	No		A

USER DEFINED

Prior Id # 1:	72780
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2008	865	Manual	8,000					replsce retaining
6/7/2001	398	Addition	4,000	O				4X18 2ND FLOOR ADD
5/21/2001	324	Add Bath	15,000	C				ADD 1/2 BATH-REM K

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	CC	Chris C
11/26/2008	Meas/Inspect	163	PATRIOT
2/9/2000	Meas/Inspect	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4237		Sq. Ft.	Site		0	70.	1.16	6			Med. Tr	-10					344,680						344,700	

Total AC/HA:	0.09727	Total SF/SM:	4237	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	344,680	Spl Credit		Total:	344,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372991
Depreciation:	98469
Depreciated Total:	274521

COMMENTS

PDAS SHOWER STALL AND TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

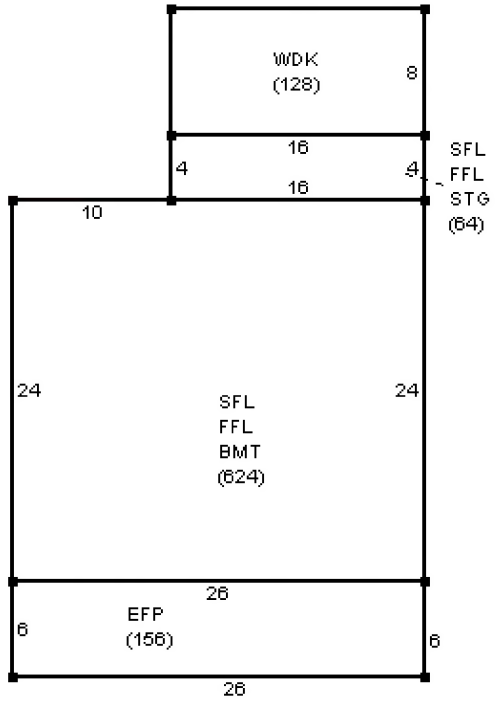
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	116.91
Final Total:	274500	Val/Su SzAd	199.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	688	171.990	118,329
SFL	Second Floor	688	171.990	118,329
BMT	Basement	624	51.600	32,197
EFP	Enclos Porch	156	43.780	6,830
WDK	Deck	128	13.540	1,733
STG	Storage	64	8.940	572

Net Sketched Area:	2,348			Total:	277,990
Size Ad	1376	Gross Area	2348	FinArea	1376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0009-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	